

Summary of Major Discussion Points
UDF Stakeholder Group
June 3, 2009

UDF Process

During discussion, stakeholders raised several concerns with the UDF process;

- **Key themes:** Although the ideas reflect the goals and objectives of the Neighborhood Plan, the language does not correspond to wording in the neighborhood plan and other planning documents. This could lead to confusion about where the themes come from.

Discussion/Response: It was agreed that future documentation would draw a more explicit connection to exiting plan language and UDF discussion/recommendations.

- **Constraints:** The June 2008 letter from SLUFAN to the Mayor about EIS alternatives specifically calls out constraints to tower development in the neighborhood. Specifically, tower spacing and size were discussed as important issues to resolve. The UDF process does not clearly identify how it will consider constraints.

Discussion/Response: While constraints are reflected in development standards, consistent with the intent of the SLUFAN recommendation, the UDF is taking a more design oriented rather than regulatory approach (zoning). When complete, the UDF will then inform development of constraints that are appropriate for the zoning code. For example, in looking at building prototypes, we should be able to glean specific recommendations such as FAR, setbacks, tower spacing, etc...

- **Principles:** The intent of the UDF is not clear – on what basis will recommendations be made and how do they affect future development. What are the decision making principles?

Discussion/Response: The focus of the UDF is on addressing the physical design of the neighborhood in ways that implement the Neighborhood Plan. Staff agreed that a clearer picture of the intent and focus of the UDF would be useful. This document was sent out on June 17.

- **Roles:** Questions were raised about the appropriate level of participation by Weber Thompson staff in stakeholder meetings.

Discussion/Response: Weber Thompson is providing pro bono services to assist with development of the UDF. Their participation in stakeholder meetings is an essential part of the two way communication function that is essential to the success of the stakeholder/working group process that stakeholders agreed to in April. Future meetings will be structured to try to make clear the technical role of Weber Thompson/Working Group and the policy guidance role of the stakeholder group.

Opportunity Areas

Weber + Thompson led the discussion on the proposed opportunity areas. One of the key points is that some issues would cut across some opportunity areas. For example, housing would be discussed in Charrette #4, but issues related to housing would come up in other charrettes such as building prototypes, incentives, and the lakefront.

Stakeholders identified several important considerations that should guide the UDF process:

- **Natural and Built Environment:** Several stakeholders identified the need for key features of the natural and built environment to inform UDF discussions. Specifically, desired urban form should be informed by:
 1. Neighborhood location between two large hills (Queen Anne and Capitol).
 2. Views to and from the Space Needle.
 3. The downtown skyline.
 4. Views to and from the 3 parks (Denny, Cascade, and Lake Union).
 5. And recognize the bowl shaped topography that drops 70 feet from Denny Way and the lake shore.

Discussion/Response: Each of these criteria will inform the UDF process at different places depending on the opportunity area being discussed.

- **View Corridors:** SEPA view corridors and other view corridors should be considered.

Discussion/Response: SEPA view corridors and other view points will be considered in UDF Charrettes.

- **Height:** One stakeholder suggested that one output of the UDF process be a desired topographic vision that reflects the how the neighborhood would ultimately be built out.

Discussion/Response: The UDF is not addressing the question of appropriate height limits in the SLU neighborhood. Potential height limits

have been part of a one and one-half year process and are the subject of the EIS – which will be informed by the UDF. The UDF will address design issues associated with buildings of different heights – those permitted under existing zoning as well as taller buildings built through an incentive zoning program.

- **Transportation:** The relationship of transit planning to the UDF was discussed.

Discussion/Response: Transportation analysis is a fairly complex effort that falls outside the scope of the UDF. A detailed transportation analysis will be part of the EIS and will address both motorized and non-motorized transportation. Some topics in the UDF will touch on transportation related issues, such as east west connections/Street character but the final product will not include a transportation plan.